

# 1 Introduction

## About Southwark Council

Southwark Council is committed to building 11,000 new council homes by 2043 with 2,500 council homes to be delivered by 2022.

Our vision:

- Build the right kind of homes to meet a range of priority needs with good value build cost and running cost.
- Create high quality and well integrated homes where people want to live.
- Build more housing and meet the needs of our diverse population.
- Use architecture to give more identity to a place, to encourage a stronger sense of community and to reduce inequality.

Our aims:

- To address shortage of council housing for the borough's residents.
- To meet the needs of future generations.
- To develop a scheme that will be 100 per cent council housing at council rents
- 50 per cent of the new council homes would be let to local residents.

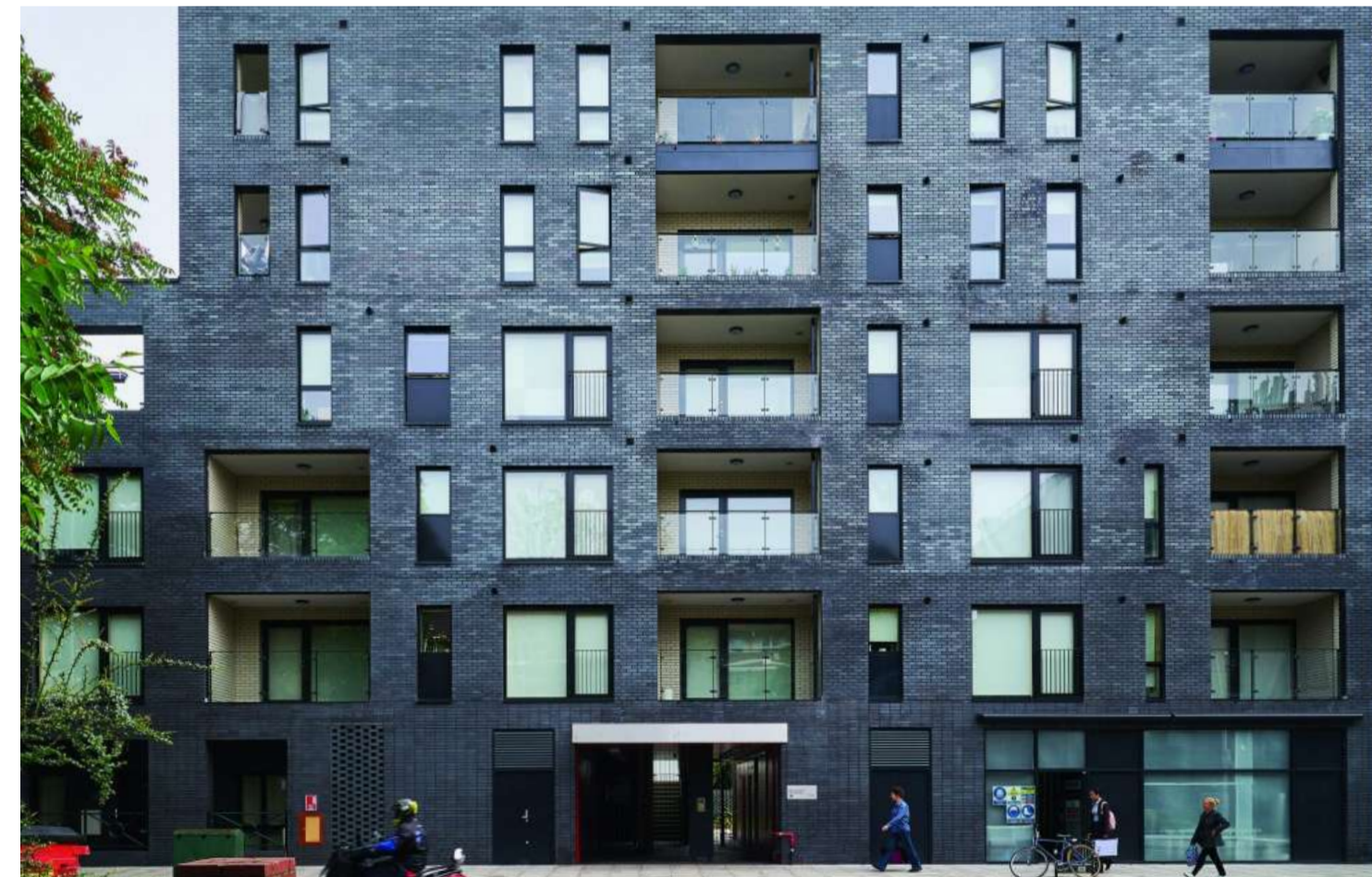
Examples of projects completed in 2016/17 are shown beneath.



Clifton Estate / Clayton Road, SE5



Masterman House garages / Lomond Grove SE5

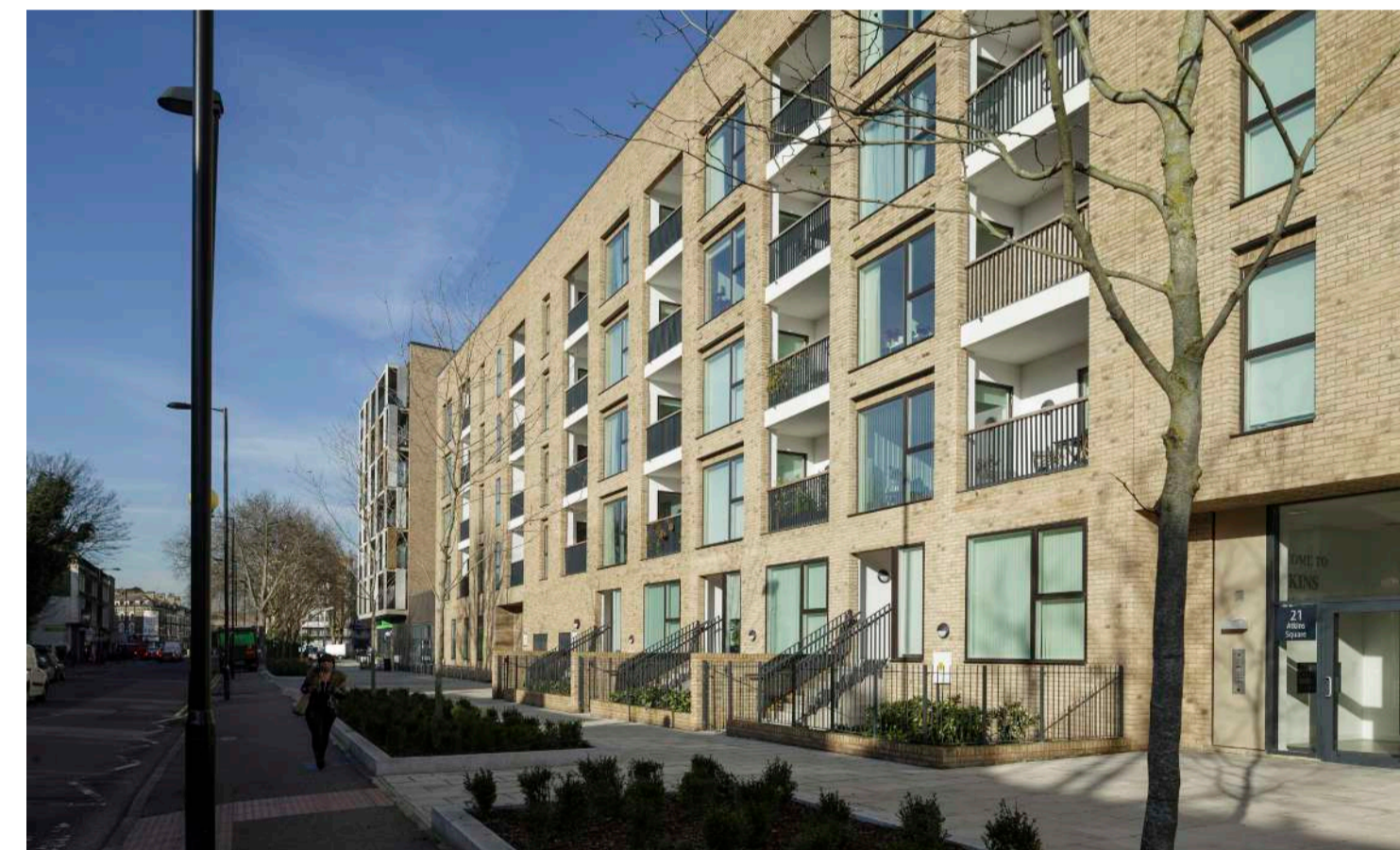


169 Long Lane / Long Lane, SE1

## About Fraser Brown MacKenna

Fraser Brown MacKenna Architects is a design led and award winning practice with a strong track record in creating popular places to live. Through architecture that is human in scale and contextual in response, we strive to create neighbourhoods that are environmentally, socially and economically sustainable.

We believe that the identity of a place is forged by the individuals within a neighbourhood and the bonds and networks they develop. As a practice we are committed to engaging with each community we serve; unlocking and employing the social capital that already exists to create places that allow communities to flourish and grow.



Pembury Circus / Hackney, FBM Architects



Narford Road / Hackney, FBM Architects



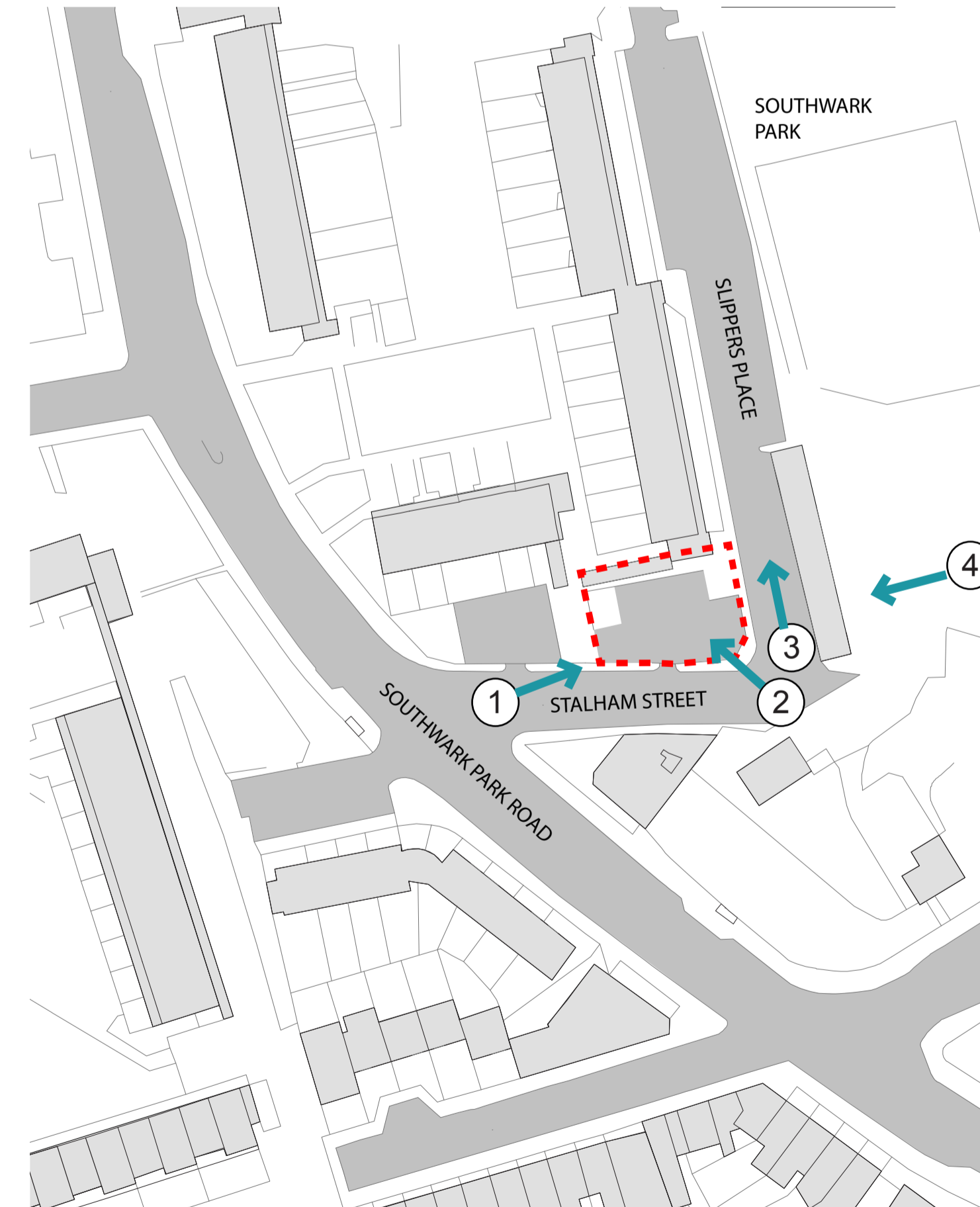
Pembury Circus / Hackney, FBM Architects

## About The Site

The site is located within the London Borough of Southwark in Bermondsey area and adjacent to Canada Water Action Area. It is situated on the south-east of Slippers Place Estate, corner of Stalham Street and Slippers Place, just off Southwark Park Road. Southwark Park sits east of the site which is designated Metropolitan Open Land and a Site of importance for Nature Conservation.

The site is currently used for parking which accommodates 12 parking bays. This car park operates as resident's parking permit scheme.

The site measures 0.0474 hectares and is bound to the south by The Stanley Arms pub, to the north by Matson House and Hickling House, a car park area and Southwark Park Road to the west and Southwark Park to the east.



1. View east along Stalham Street



2. View from the corner of Stalham Street and Slippers Place



3. View north along Slippers Place

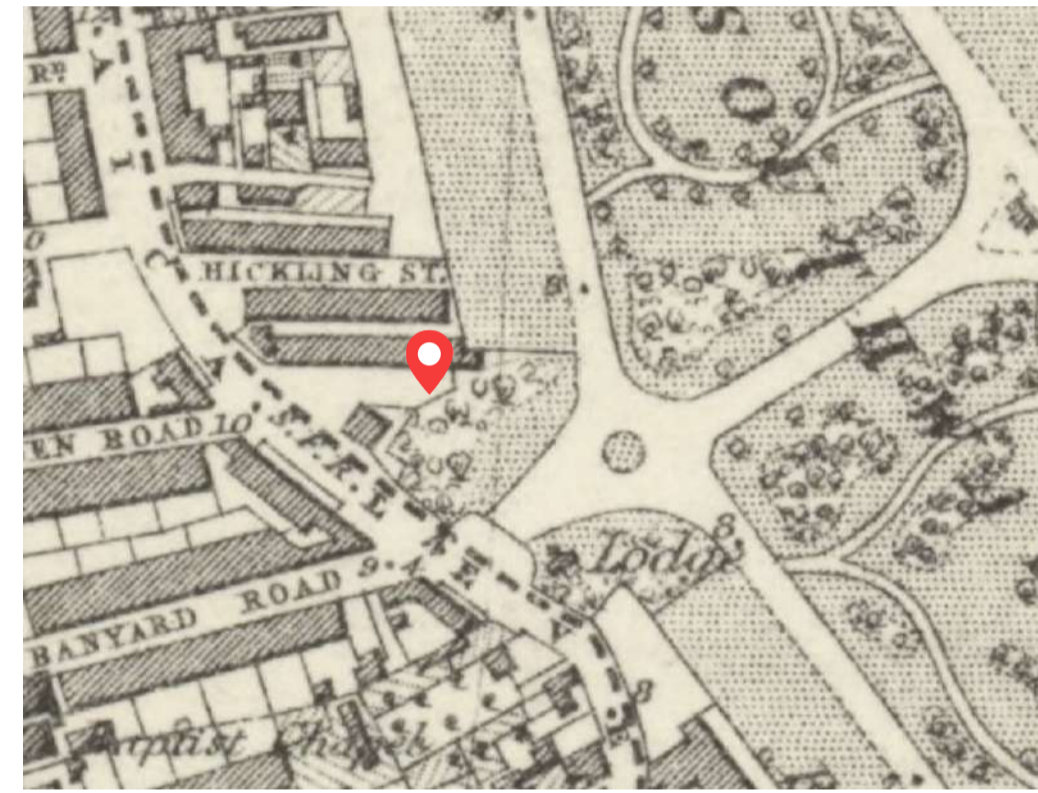


4. Aerial view to the site

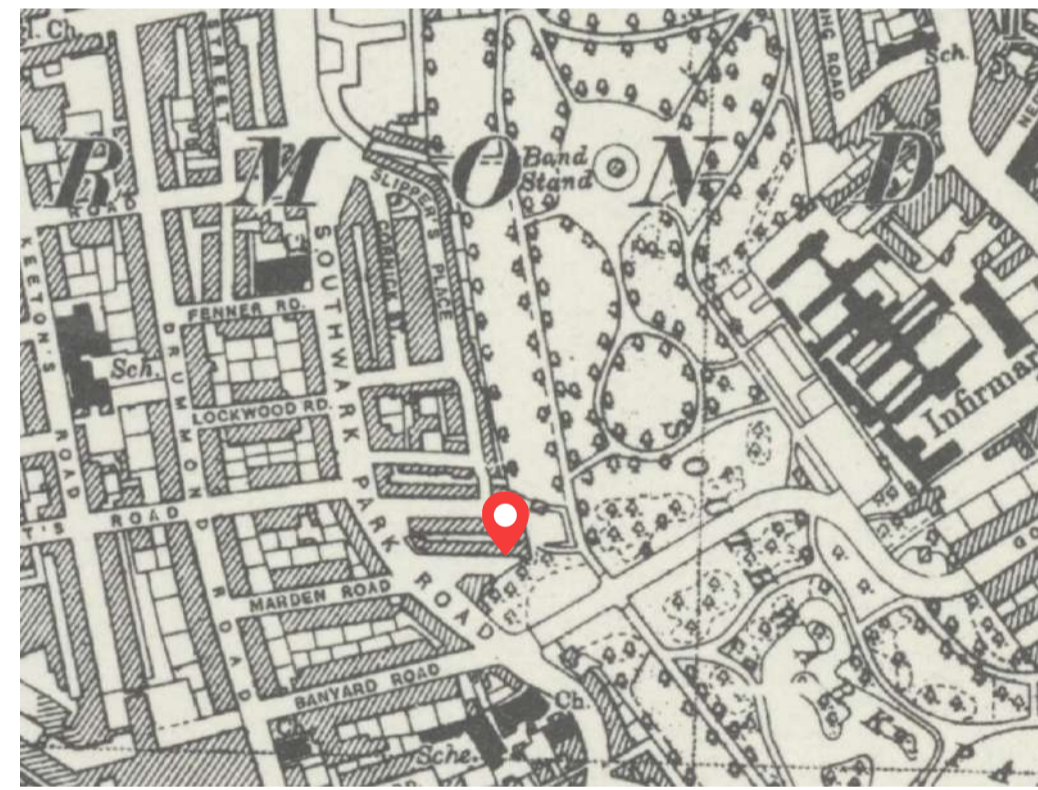
# 2 Background

## Area History

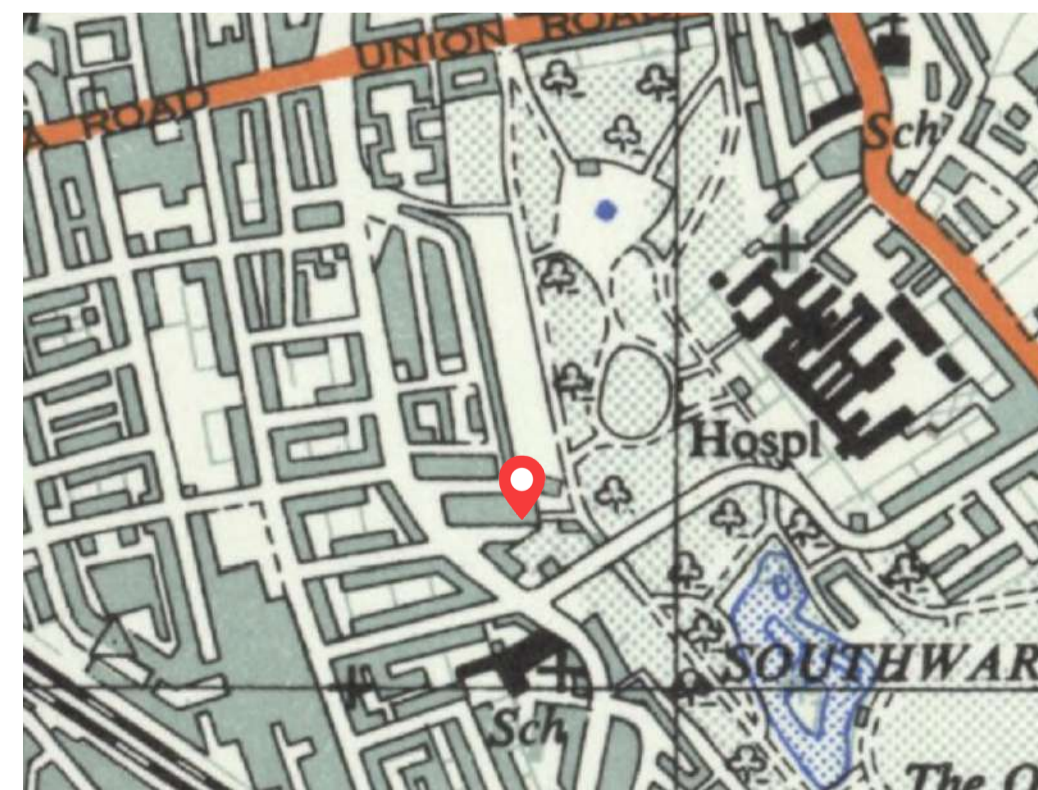
The site sits in close proximity to Southwark Park which is the oldest municipal park in the Borough of Southwark. It was created for the people of Bermondsey, Rotherhithe and Deptford where warrens of new housing and industrial premises allowed increasingly little light to penetrate through the thick, polluted air. The first calls for a park were in the 1850s and a petition was presented to the Metropolitan Board of Works in 1856 who approved the project.



Historical map 1880



Historical map 1946

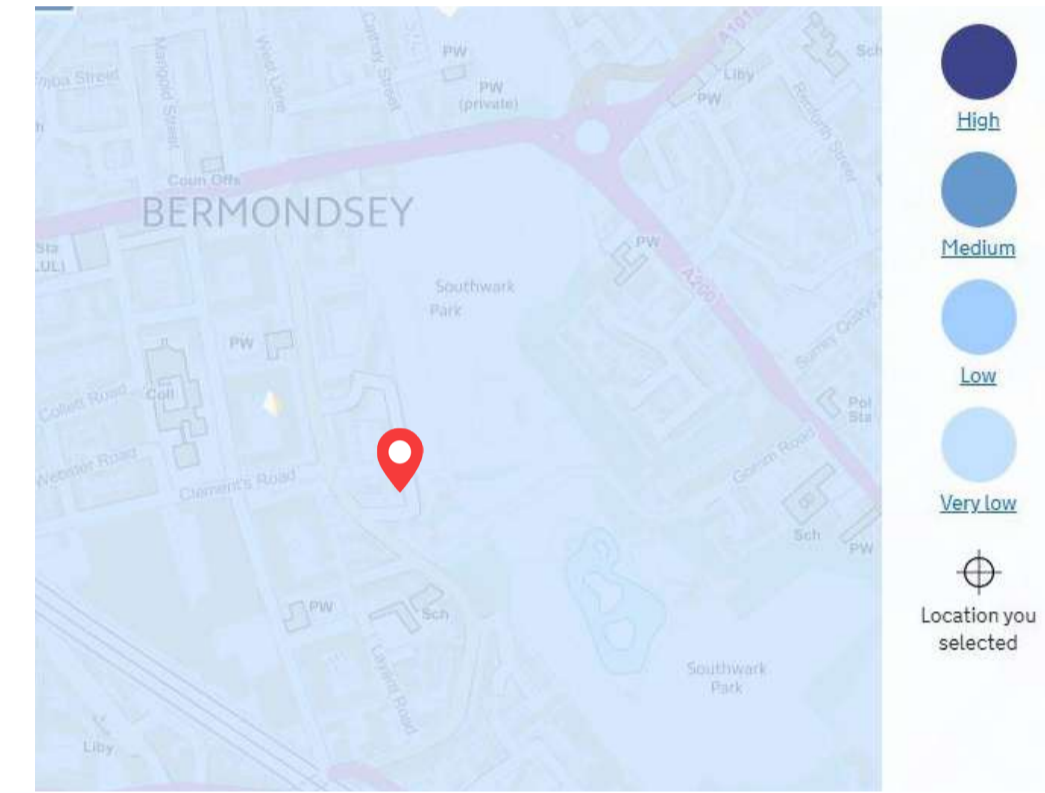


Historical map 1961

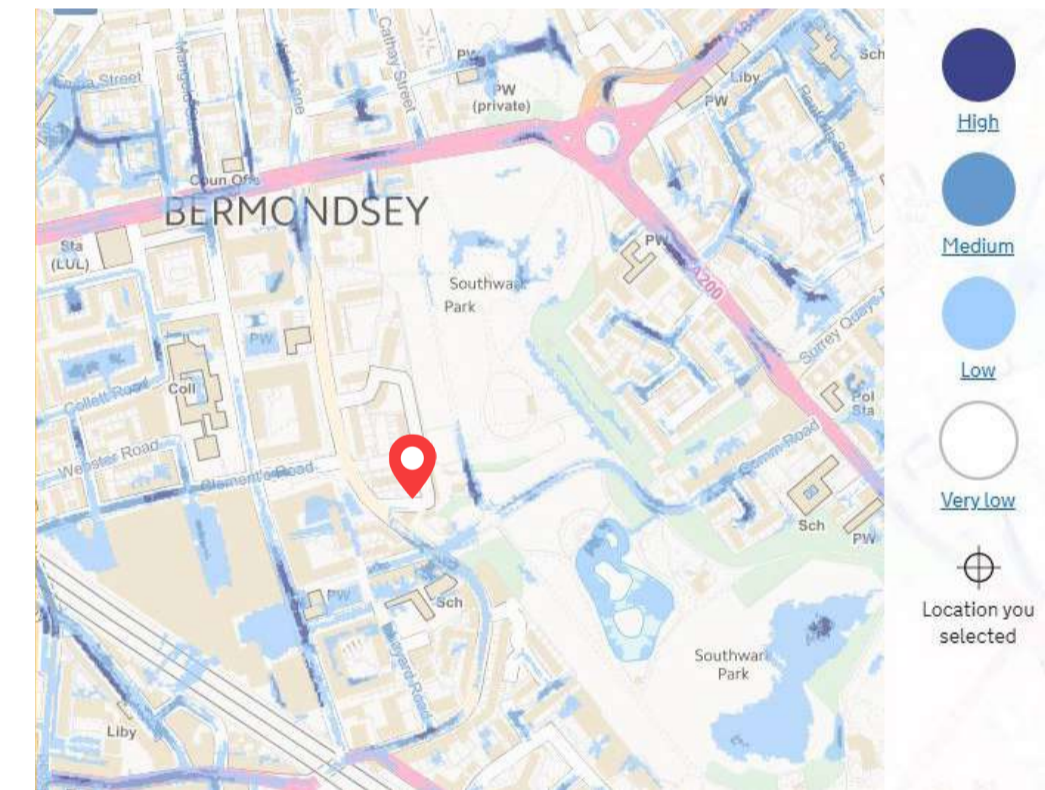
## Planning Context

The site is within the Bermondsey area. The area immediately around the site is mostly residential. The surrounding buildings are generally from 70's - 80's, The Stanley Arms pub and new development in Gataker Street.

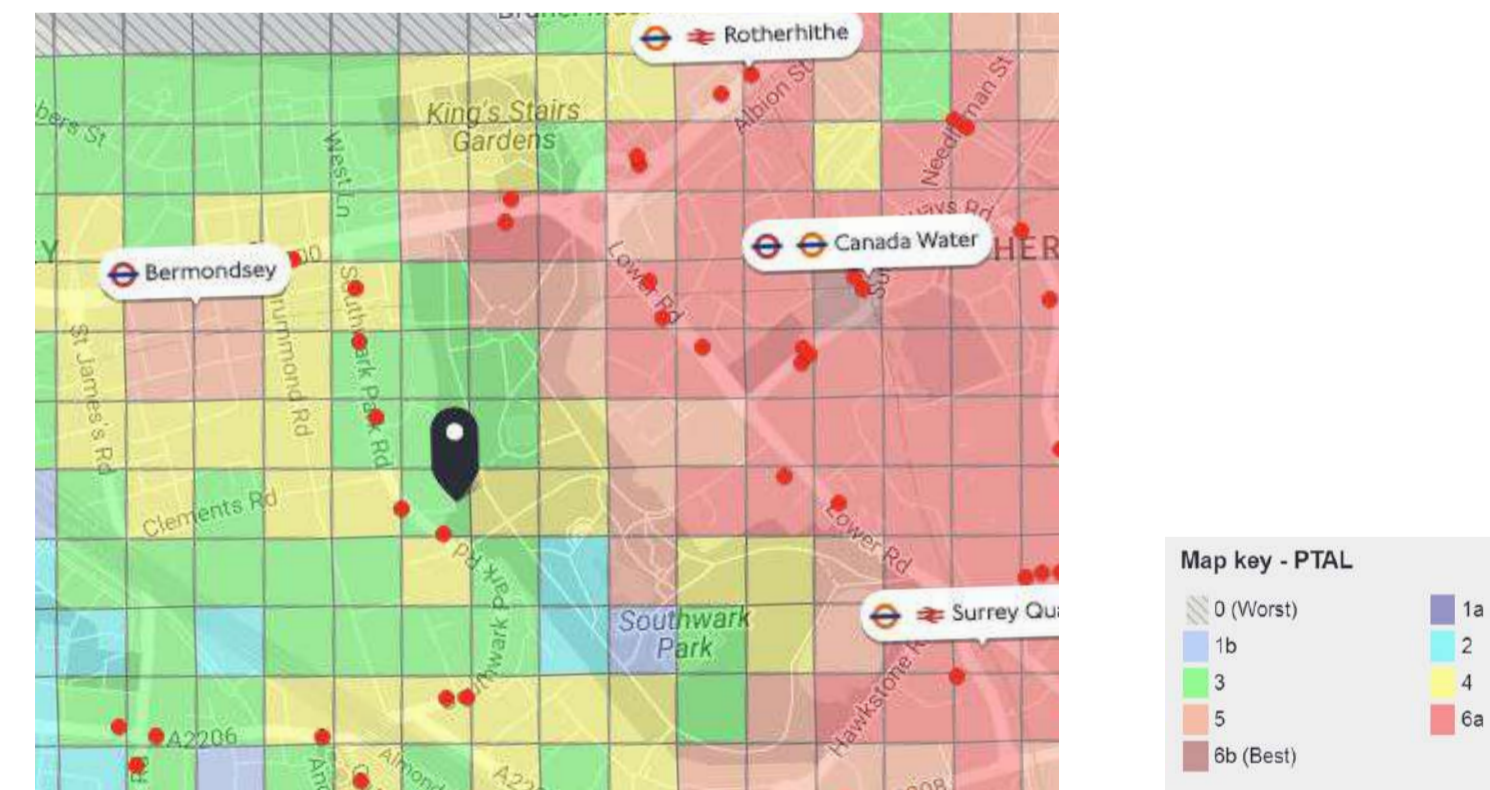
The site is not part of any conservation area neither has listed buildings nearby.



Flood risk from river



Flood risk from surface water



PTAL Rating of the area- graded as 3 (tfl.gov.uk - April 2018)

## Wider Context and accessibility

The site is in an urban area within Bermondsey area that sits in very close proximity to transport links and amenities.

Southwark Park is within a five-minute walk. The park offers a cafe, tennis court, football pitches and a small sports centre. There is a nursery, primary school and secondary school within 5-10 minutes walk of the site.

The nearest tube station is Bermondsey Station, approximately 8 minutes walk away. The train option is Canada Water which is within 13 minutes walk of the site. Southwark Park Road offers routes towards Brockley and Surrey Quays and Jamaica Road provides a variety of bus routes.



# 3 Analysis of the Site

## Constraints



- - - Site boundary
- Viewing corridor. Blackheath Point to St. Paul Cathedral
- Existing windows
- ↔ Potential overlooking
- Potential overshadowing to rear gardens to Matson House
- 4 Height of neighbouring buildings
- Core and Bin store
- Unused pram sheds
- Garages
- ← - - - - - → Pedestrian route
- ~ ~ ~ ~ ~ Sun path

- Low potential overlooking from Stanley Arms Pub and Hickling House.
- Unused pram sheds next to the boundary line.
- The site is a part of a viewing corridor
- Potential overshadowing to rear gardens to Matson House.
- Small site area - 474m<sup>2</sup>

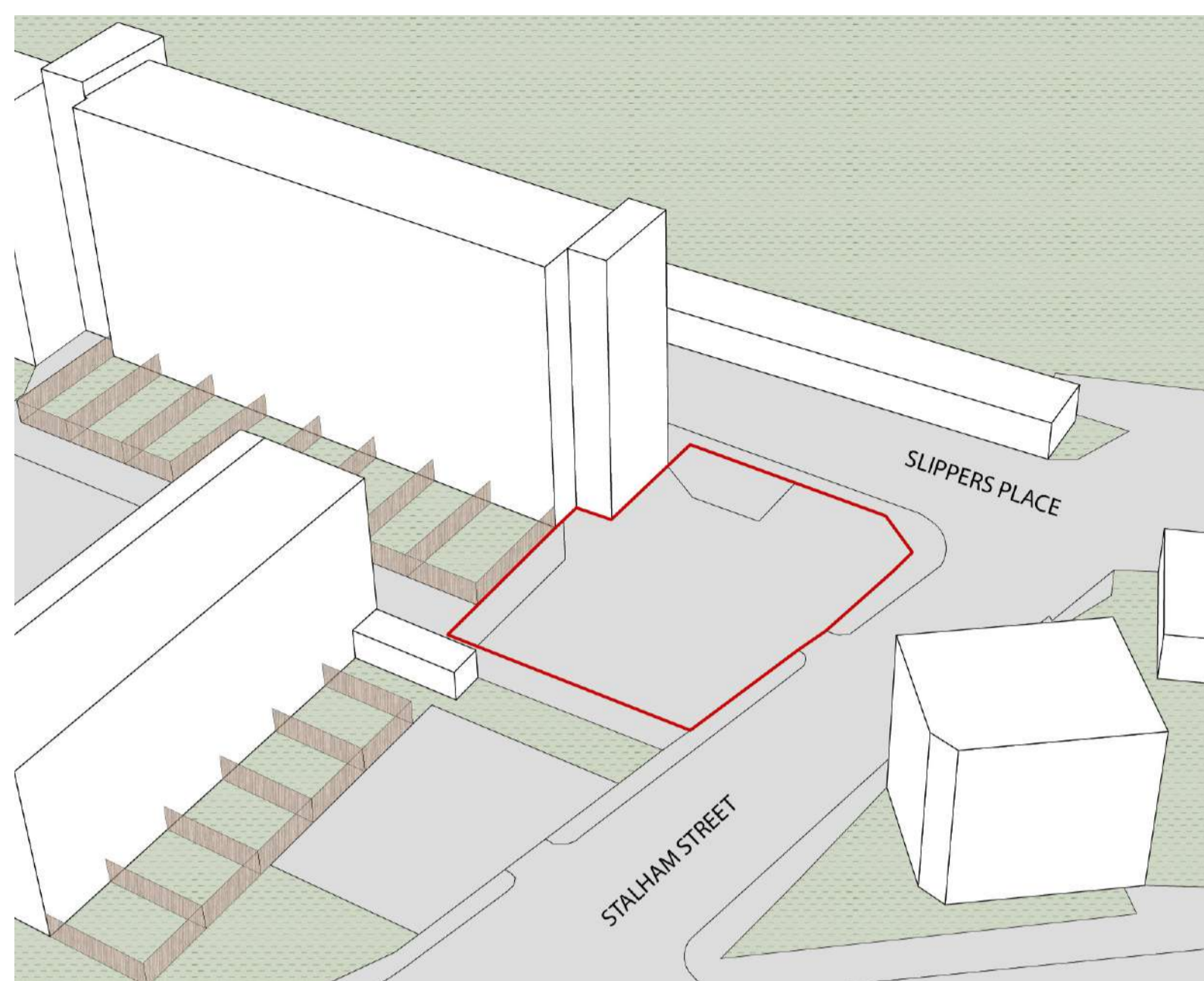
## Opportunities



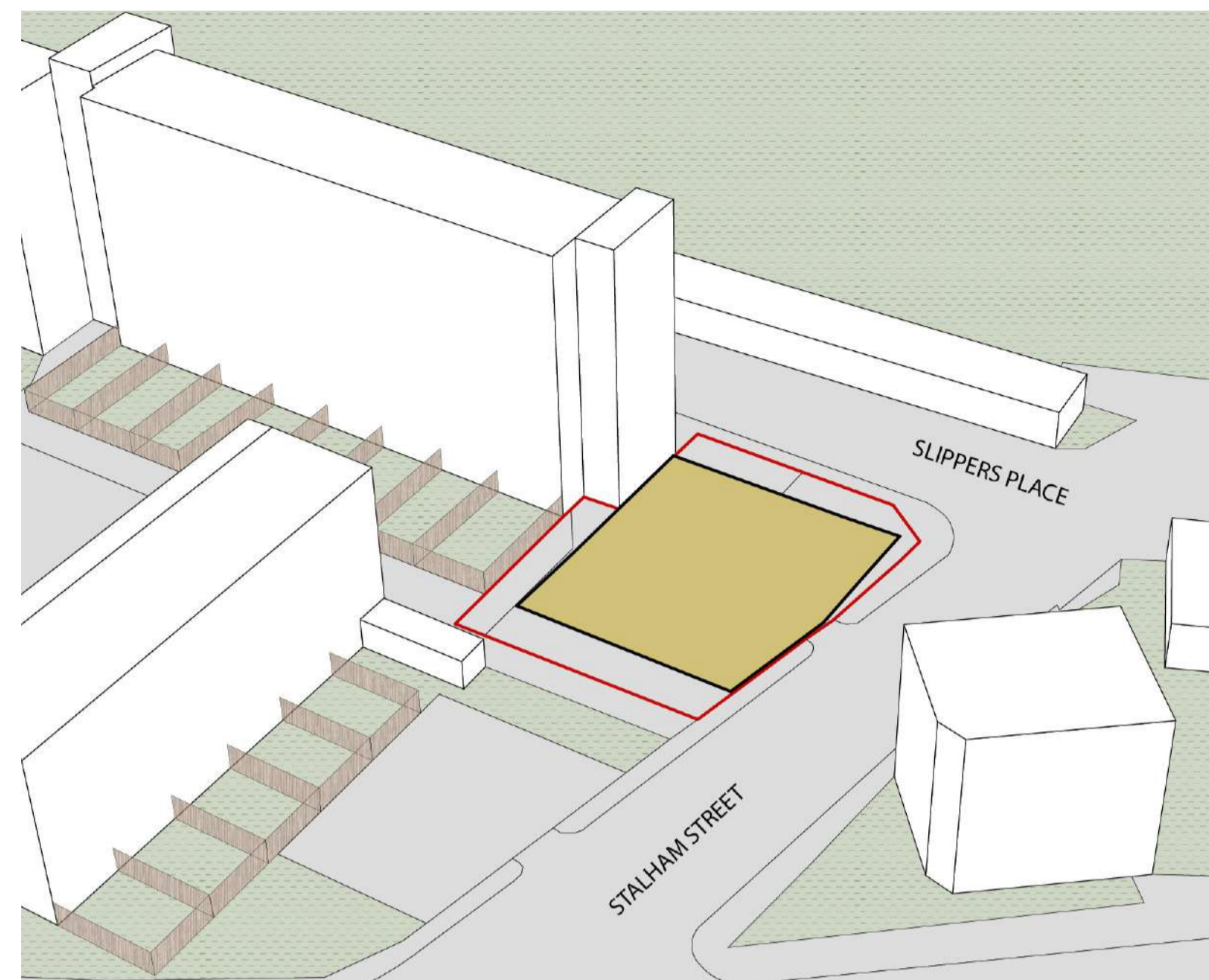
- - - Site boundary
- Sports Court
- Southwark Park
- ▶ Southwark Park entrance
- < Potential views towards Southwark Park
- 4 Height of neighbouring buildings
- ← - - - - - → Pedestrian route
- Bus stop \_ P12 towards Surrey Quays and Brockley Rise
- Towards Bermondsey Station
- ~ ~ ~ ~ ~ Good orientation of the site

- Well connected to public transport.
- A good level of daylight and sunlight around the site due to south/east/west orientation.
- Potential views towards Southwark Park.
- Close proximity to Southwark Park.
- Long perimeter frontage towards Slippers Place, Stalham Street and Southwark Park Road.
- Opportunity to improve/widen existing pedestrian route

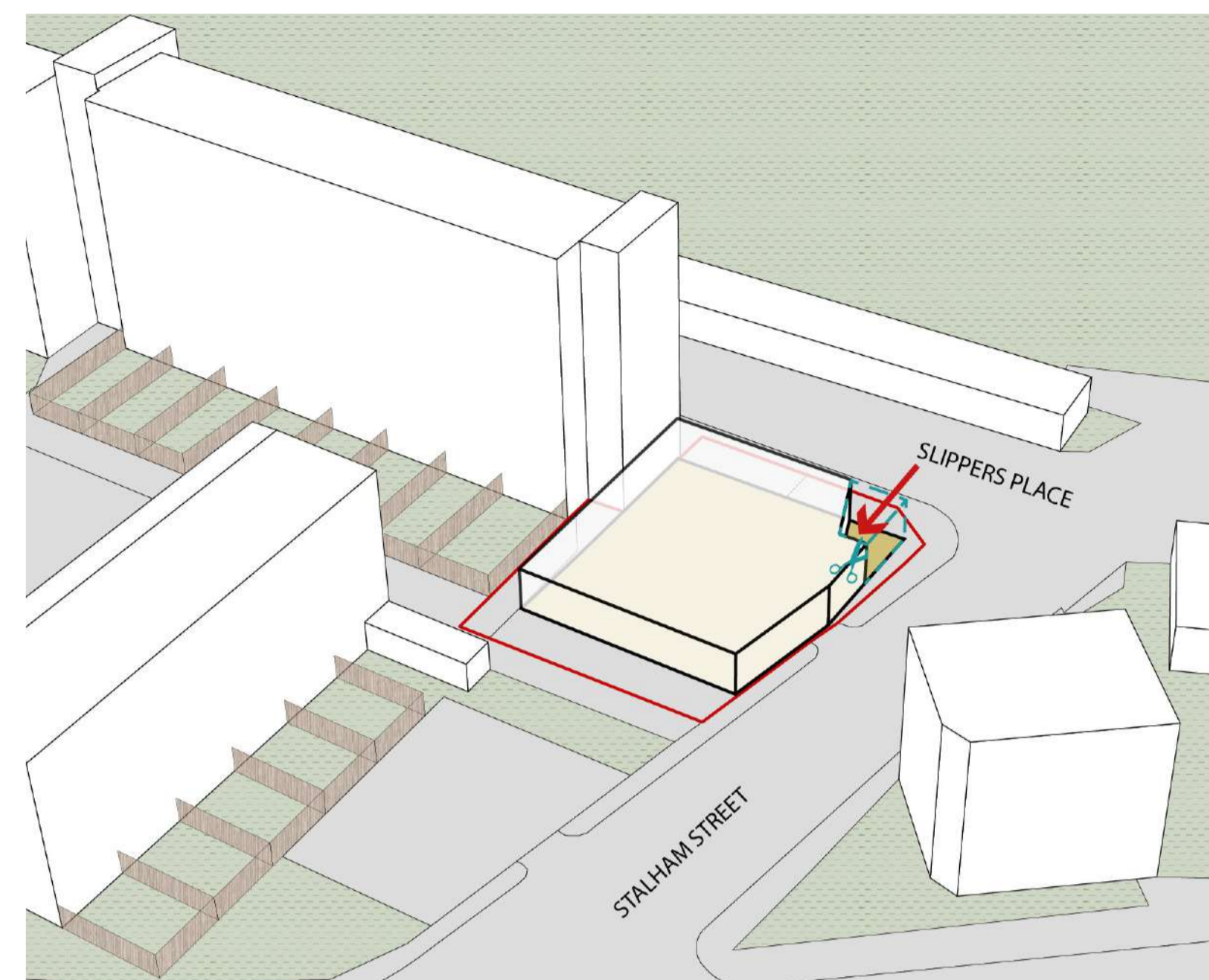
# 4 Design Strategy



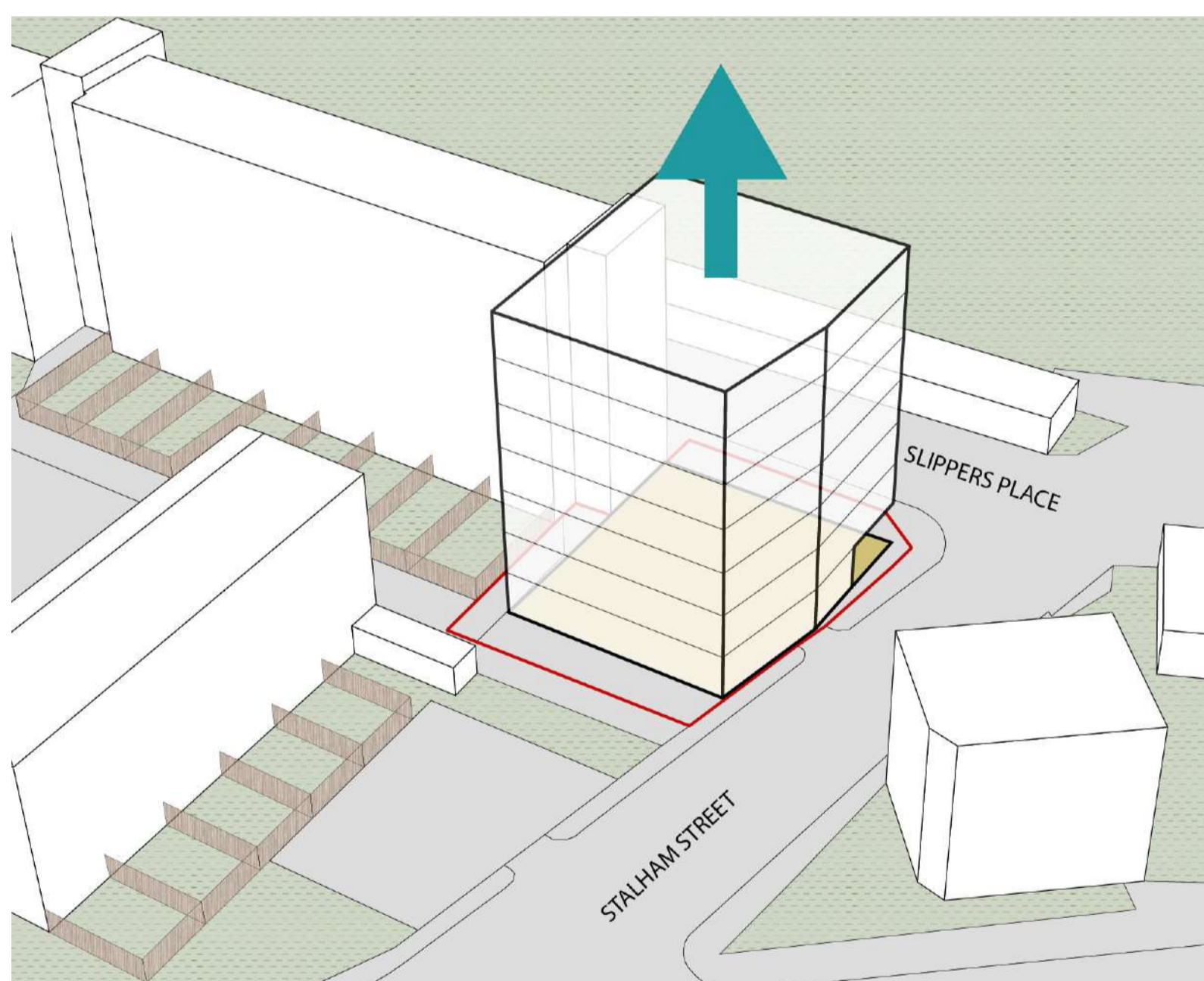
① Existing site boundary



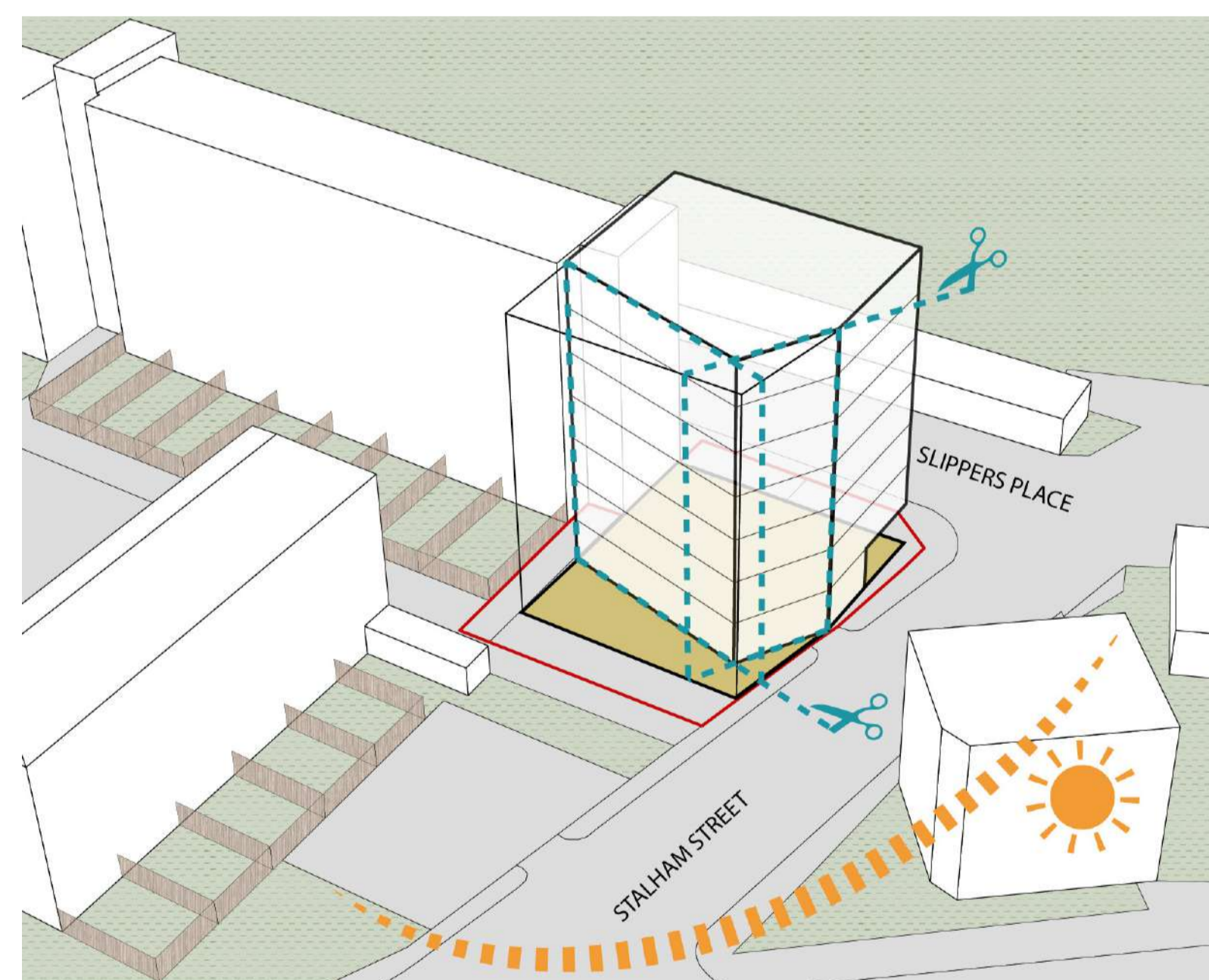
② Possible building footprint  
Proposed footprint lines to the context



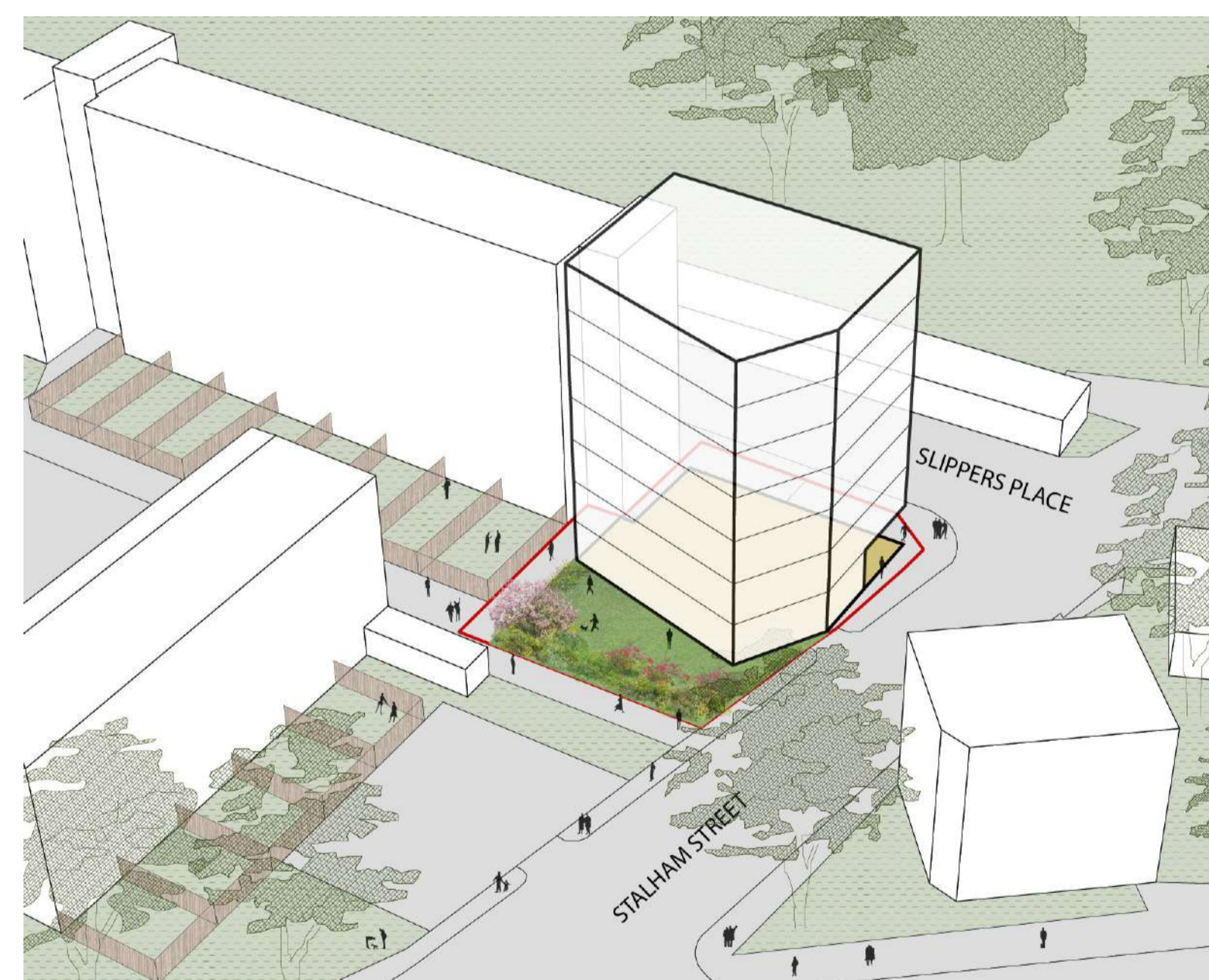
③ Proposed ground floor  
Subtract mass at ground floor to increase visibility to the corner and to create covered entrance area



④ Proposed height  
Proposal relates to the mass of the adjacent Matson House



⑤ Massing 'cuts away' to allow Matson House to be exposed to sunlight  
By reducing the mass the potential for overshadowing the neighbouring building is minimised



⑥ Proposed massing and landscape  
Proposed landscape to enrich the existing area

## SCHEME SUMMARY

- Range of 1, 2 and 3-bed accommodation
- 100% affordable housing
- Compliant with Lifetime Homes standards

## SCHEME BENEFITS

- Meeting local housing need
- Contributing to the local landscape
- Good access to local amenities and outdoor space
- High quality design
- Flats with views towards the park
- Private balconies to all units
- Improve/widen existing pedestrian route

## PROPOSED TIMELINE

